

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4394

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 310 W. Saratoga (front) Dept. of General Services
311 W. Mulberry (rear) Saratoga State Center Garage
and/or common

2. Location

street & number 310 W. Saratoga Street (front) not for publication
311 W. Mulberry Street (rear)
city, town Baltimore vicinity of congressional district Seventh
state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input checked="" type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mayor & City Council of Baltimore

street & number telephone no.:
city, town Baltimore state and zip code MD

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse 15B571
street & number 100 N. Calvert Street, Room 610 folio 62
city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title
date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. B-4394

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1920s brick Art Deco parking garage faces south on W. Saratoga Street and runs the depth of the block to face north on W. Mulberry Street. It is separated by an alley inlet from a building to its west, and abuts a lower partywall structure to the east. The garage wraps around the back of the partywall structure and thus also has an alley facade to the east. The Saratoga Street frontage is 44'4", the Mulberry Street frontage is 100'11" and the depth is 270'7".

The Saratoga Street facade is designed to hide the fact that the building is a parking garage. The structure appears to be an office building. There is no car entry on this facade, but only on the Mulberry Street facade. Polished granite veneers the wall around the openings. Brown metal panels cover the tops of the openings, and black marble facing covers the foundation wall. The first bay contains a recessed entrance with a glass door and floor-to-ceiling windows along the east wall. The second bay has three large plate glass windows looking into an office. The third bay has a slightly recessed metal door is set into a wall entirely faced with polished granite. The recessed entry, polished granite revetments, and the plate glass windows are post WWII alterations.

The upper stories are unaltered. Six yellow brick piers run the full height of the building and divide it into five bays. The yellow brick forms spandrels between the windows. The spandrels above the second, third, and fourth stories are laid in a toothed, three-dimensional pattern of angled header bricks projecting from a field of stretcher bricks.

The second-story windows are 16-light industrial windows. The third- and fourth-story windows are 12-light industrial windows. The sills on the second, third, fourth and fifth stories are made of angled, bracketed stone.

The windows in the fifth and sixth story bays are treated slightly differently. Within the bays created by the brick piers is a two-story pointed, Saracenic arch composed of brick pilasters and stone voussoirs. Within the narrow openings in the arch narrow industrial windows; those of the fifth story are 4/4 and those of the sixth are eight lights with an angled top.

The wall above the sixth story is flanked by the brick piers and has a continuous band of the toothed brick that is found on the spandrels. The cornice is a simple stone coping.

The Mulberry Street facade expresses the garage function only on the first story, which is recessed and contains ramps and loading docks. The facade is laid in dark red brick and the Saratoga Street design of piers and toothed brick spandrels is

B-4394

310 W. Saratoga/311 W. Mulberry
Baltimore, MD

Section 7 Description

7.1

repeated on this facade. The building is divided into three large sections with a projecting central portico, a three-story section to the east and a four-story section to the west.

The two-bay central portico rises four stories. It has two large Saracenic arches piercing the wall at ground level. The first story is recessed behind these arches. Office doors are located on the back wall. This section is actually the stair hall and elevator bank for the garage. The rise of the circulation core is expressed on the fenestration of the upper stories, the windows on each story are stepped-up from each other. The first bay has a window in the second and third stories, and the second bay has a window in the second, third and fourth stories. The stepped-up positioning of the two bays means that the first bay window is on line with the spandrel of the second bay. The 6-light industrial windows create vertical stacks that are linked by the toothed brick, header pattern found on the Saratoga Street facade.

The first section, to the east of the central portico, is five bays and three stories. The first story is recessed and contains loading docks. The second and third stories are divided by brick piers. Each bay contains a 6-light industrial window with toothed brick spandrels and angled, bracket stone sills. The sills of the second story, however, are larger. The wall above the third story is also laid in toothed brick up to the cornice line of the flat roof.

The third section, to the west of the central portico, is five bays and four stories. The first story is recessed and contains the ramp for the parking garage. The second, third, and fourth stories are divided by brick piers. Each bay contains a 6-light industrial window with toothed brick spandrels and angled, bracket stone sills. The sills of the second story, however, are larger. The wall above the third story is also laid in toothed brick up to the cornice line of the flat roof.

The east wall of the garage runs along the alley. It is fifteen bays. The first three bays wrap around the small partywall building on the corner of the alley and Saratoga Street. The brick wall is divided into a grid by parged strips running vertically and horizontally. The height of the alley facade varies. There are industrial glass windows in the bays. A painted sign on the top story advertises "Hutzler's," a major department store around the corner.

The west wall of the garage has an irregular footprint. It juts out in two places, creating three segments, to increase the width of the structure from its 44' width on Saratoga Street to its 100' width on Mulberry. The first and third sections are embellished with the parged grid found on the east wall.

B-4394

310 W. Saratoga/311 W. Mulberry

Baltimore, MD

Section 7 Description

7.2

The interior of the first story office on Saratoga Street is finished with wallboard and acoustic tile ceiling. The corridor leads to the garage. There is a stair case and elevator bank in the southeast corner that services the Saratoga section of the garage.

The interior of the Mulberry Street section contains the parking ramp. The second story contains a period waiting room for car drivers and passengers. The room is located off the Mulberry staircase. It is divided into two adjoining waiting rooms that have wood, recessed panelling on the walls and windows overlooking the garage. The windows have small lights and wood mutins.

8. Significance

Survey No. B-4394

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Builder/Architect ~~XXXX~~ unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☒ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☒ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This 1920s parking structure is an outstanding building both in terms of its style and its building type.

The parking structure is a significant building type in the Baltimore commercial streetscape. The need for parking structures is a twentieth-century phenomenon that accompanied that rise of the automobile. The six-story height of this structure indicates the increasing density of traffic and the need for parking in the downtown district, a need for both office workers and shoppers. A 1950s sign painted on the wall links this garage to Hutzler's department store around the corner. The garage also indicates the prevalence of commuter traffic in the downtown area in the post-War period and, as such, makes a contrast with the residential nature of the downtown in the nineteenth-century. In fact, the existence of a private tunnel connecting this garage to the office building across the street proves the importance of needed parking facilities for office workers. The location of the parking structure also indicates the primacy of the Howard Street area: the structure served Howard Street enterprises but was not an appropriate or affordable building type to actually locate on the main street.

The style of the garage is unique in all of the architecture seen in this surveyor's 120-building survey of the district. The early Art Deco details are of the exotic, Saracenic variety. The toothed brick and elongated piers and windows suggest an ancient Eastern influence.

The use of style on this building is particularly instructive about early attitudes towards housing the automobile. From the Saratoga Street facade there is no indication that a garage lies behind the veneer. The first story, although altered, contains small lobby or office space. The only indication that something odd is going on is in the window glass--rather than being the typical sash or fixed window with transom, the glass is hinged industrial sash. The use of such a showy facade to conceal its true purpose is not seen in any parking structures, and suggests a sense of discomfort with having this utilitarian building on

9. Major Bibliographical References

Survey No. B-4394

10. Geographical Data

Acreage of nominated property

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone Easting Northing

B

Zone Easting Northing

c

D

E 

F

G

H | | | | | | | | | |

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title	Diane Shaw, Architectural Historian
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organization CHAP, Room 1037

date December 20, 1991

street & number 417 E. Fayette Street

telephone 301-396-4866

city or town Baltimore

state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

B-4394

310 W. Saratoga/311 W. Mulberry
Baltimore, MD

Section 8 Significance

8.1

Saratoga Street (which was secondary, but nonetheless commercially active). Rather than disguise the building, however, the exotic facade makes it more prominent; perhaps this exoticism was linked with the early excitement about the automobile itself.

The Mulberry Street facade is more honest about the building's function. The large open bays are clearly intended for motor vehicles, either truck loading or car parking. The architectural details are still used, but in a slightly less showy way. Overall, the impression is that Mulberry Street was an acceptable location for a garage because it was lower on the economic hierarchy than Saratoga.

The interior of the garage exposes its internal structure. The reinforced concrete posts and beams form a functional aesthetic which is deemed appropriate for the structure and is typically never covered up. The second-story (from the Mulberry side) contains two wood-panelled waiting rooms that are in excellent condition. The panelling resembles that of a colonial home and suggests a concern for comfort. The waiting room itself attests to the days of valet parking.

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:

Modern Period, 1930-present

Historic Period Themes:
Architecture
Economics

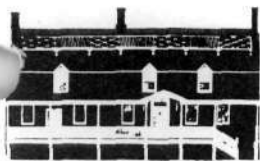
Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:

Transportation

Known Design Source:
None



Maryland Historical Trust

MEMORANDUM

Date: July 28, 1986

To: File

From: Mark R. Edwards

RE: Demolition of Hutzler's Service Building, 310 Saratoga Street
(as part of B-1262 Market Center Historic District)

On July 24, 1986, I walked through the Hutzler's Service Building, which fronts on to Saratoga Street. Marsha McLaughlin of the Market Center Development Corporation, had called me on Wednesday July 23rd, informing me that this structure was being demolished the following Tuesday, July 29th. She asked whether I would like to walk through this before demolition, and take any photographs for the record.

I walked through the building with a Mr. Larry Slayton (of the Whiting-Turner Construction Company, 659-4126), as the person I was originally to meet with, a Mr. Bernie Shepard (construction manager with the same firm, telephone 659-4096) was not available. Mr. Slayton gave me a brochure entitled Hutzlers 1858-1968: A Picture History with Commentary by Francis F. Bierne, which provided an early photograph of this Art Deco/Moderne structure, built in 1929.

Mr. Slayton also told me that the floors in the structure were used in the following manner:

- 1) 6th floor - carpenter's shop
- 2) 5th floor - warehouse/storage area
- 3) 4th floor - floor lighting/props warehouse
- 4) 3rd floor - mannequin "dress-up" and sign shop
- 5) 2nd floor - "Toyland"
- 6) 1st floor - locker room for employees; entranceway to complex behind; computer room.

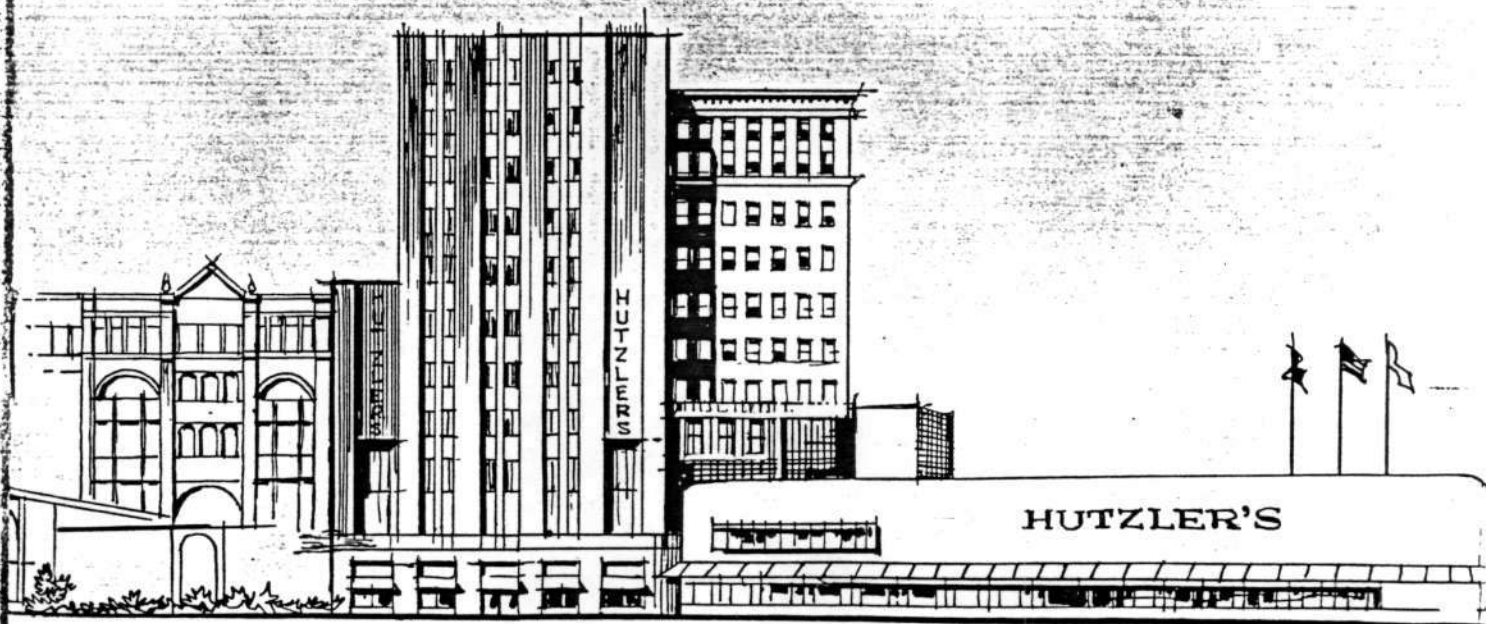
Memorandum - File
July 28, 1986
Page 2

For more complete written and photographic documentation,
see survey form B-1262.

Please note-the rear of this building (a garage at 307-317
Mulberry street) is not being demolished, as it is being
retained for the "Saratoga Street Center" State office complex.
Photos and documentation on this can also be found in survey
form B-1262.

MRE/mmc
cc: Janet Davis

B-4394



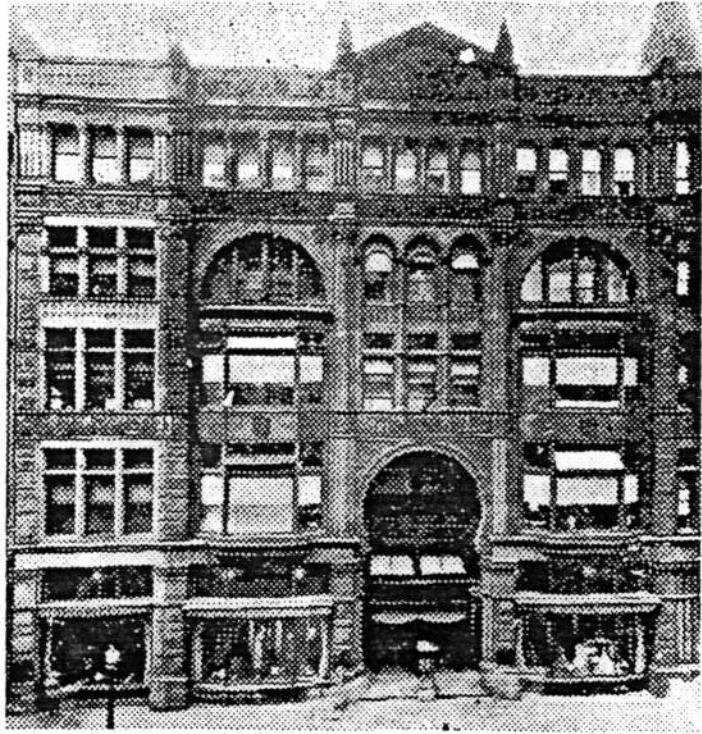
HUTZLER'S / 1858-1968

A PICTURE HISTORY • WITH COMMENTARY BY FRANCIS F. BEIRNE

B-4394



Saratoga Street Building in 1924 after it had been raised from five to ten stories, providing space for sales departments, workrooms and offices.



Above, the South Building in 1924 following its enlargement and modernization. New departments included a beauty shop, sports shop and silverware section.

Below, Service Building erected in 1929 had a 7-level motor-ramp garage for customers, an early move to solve the parking problem.

th Maryland's Growth

AS MARYLAND has grown in population Hutzler's has constantly expanded its downtown facilities to meet the demands of the increasing number of customers. This was especially true of the early decades of the present century.

In 1916, in spite of the uncertainty created by the war then raging in Europe, a handsome five-story building was erected on the south side of Saratoga Street. Simultaneously the properties at 228-232 North Howard Street were remodeled and unified with the rear buildings. The next major expansion came in 1924 (see illustrations above). In 1928 Hutzler's took over 226 North Howard Street as the North Building Annex, and the following year erected the Service Building on the north side of Saratoga Street with a tunnel from the Main Store. The addition of this space made possible the opening of Hutzler's Downstairs, "A Thrift Store with Hutzler Standards."



REVISIONS

175 346 also 27 to 29 consid per App. C. Sh. 3513
175 42/47, 48, Assd. in P.S.C. Per BofA, C. Sh. 5278.
175 12, 13, 14 CONSID PER APP. C. SH. 8880
175 56 to 7 CONSID PER APP. C. SH. 9440
175 26 THRU 37/40 CONSID PER REGIN FIELD CSH 85-203

W. MULBERRY

ST

5.

N. EUTAW

W. SARATOGA

ST.

△ DENOTES ALLEY CLOSED IN FIELD

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED
FOR UNDER ARTICLE 764 OF THE CITY CHARTER
IT IS COMPILED FROM TITLE AND OTHER

CED BY C. H. BAIN
 C. H. BAIN
 TERED BY Los Angeles

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF PLANS & SPECIFICATIONS
PROPERTY LOCATION

WARD 4 SECT 5



B-4394

310 W. Saratoga

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

SE elevation, Saratoga facade

1/7



B-4394

310 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, south elevation

2/7



B-4394

307-317 W. Mulberry St (near facade)

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade (near), north elevation

3/7



B-4394

307-317 W. Mulberry St (near facade)

Baltimore MD

Drane Shaw

8/91

Maryland SHPO

Facade, rear, north elevation

4/7



B-4394

307-317 W. Mulberry

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

East elevation

5/7



B-4394

307-317 W. Mulberry St.

Baltimore MD

Drane Shaw

8/91

Maryland SHPO

Interior, waiting room 2nd Floor

6/7



B-4394

307-317 W. Mulberry St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Interior, inside waiting room, 2nd floor

7/7